

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8820 BURNET ROAD, SUITE 505 FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2015-0132, on file at the Planning and Zoning Department, as follows:

1,576 square feet, more or less out of that 9.947 acre tract described in Document No. 2014167458, Official Public Records of Travis County, Texas, said 9.947 acres consisting of a portion of Lot 21-A, McCann Addition, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 31, Page 7 of the Plat Records of Travis County, Texas, and a portion of Lot 1 and all of Lot 2, MWJ subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 83, Pages 126D-127A of the Plat Records of Travis County, Texas, same being all of a 9.947 acre tract conveyed to Xrds, L.P. in a special warranty deed executed July 20, 2011 and recorded in Document No. 2011105371 of the Official Public Records of Travis County, Texas; said 1,576 square feet being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8820 Burnet Road, Suite 505 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be used in accordance with the regulations established for the commercial-liquor sales (CS-1) district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

40 A. The following uses are not permitted uses of the Property:

41 Cocktail lounge

42 **PART 4.** This ordinance takes effect on _____, 2015.

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45 **PASSED AND APPROVED**

46
47 §
48 §
49 §

_____ , 2015

50 Steve Adler
51 Mayor
52

53
54 **APPROVED:** _____ **ATTEST:** _____

55 Anne L. Morgan
56 Interim City Attorney

Jannette S. Goodall

FIELD NOTES FOR RE-ZONING

FIELD NOTES DESCRIBING 1576 SQUARE FEET, MORE OR LESS, OUT OF THAT 9.947 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2014167458, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.947 ACRES CONSISTING OF A PORTION OF LOT 21-A, McCANN ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 31, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1 AND ALL OF LOT 2, MWJ SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 83, PAGES 126D-127A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF A 9.947 ACRE TRACT CONVEYED TO XRDS, L.P. IN A SPECIAL WARRANTY DEED EXECUTED JULY 20, 2011 AND RECORDED IN DOCUMENT NO. 2011105371 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1576 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the southeast corner of the building known as 8820 Burnet Road;

THENCE along the east side of said 8820 Burnet Road building 42.7 feet to the **Place of Beginning** for the southeast corner of Suite 505, a portion of said 8820 Burnet Road building;

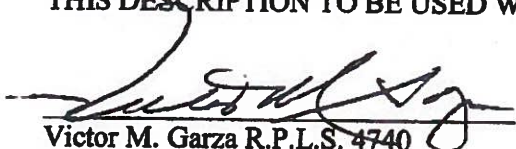
THENCE perpendicular through said building 80 feet to the rear wall for the southwest corner hereof;

THENCE along the west side of said building 19.7 feet for the northwest corner hereof;

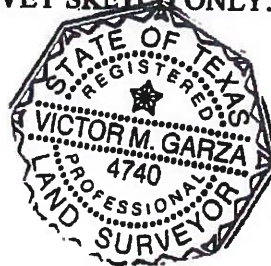
THENCE perpendicular through said building 80 feet to the front wall for the northeast corner hereof;

THENCE along the east side of the building 19.7 feet to the **Place of Beginning**, containing 1576 square feet, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


Victor M. Garza R.P.L.S. 4740

9/14/15
Date:

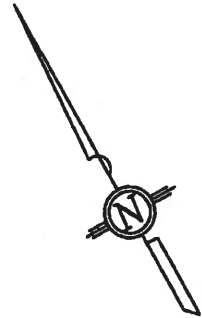


B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B0904415

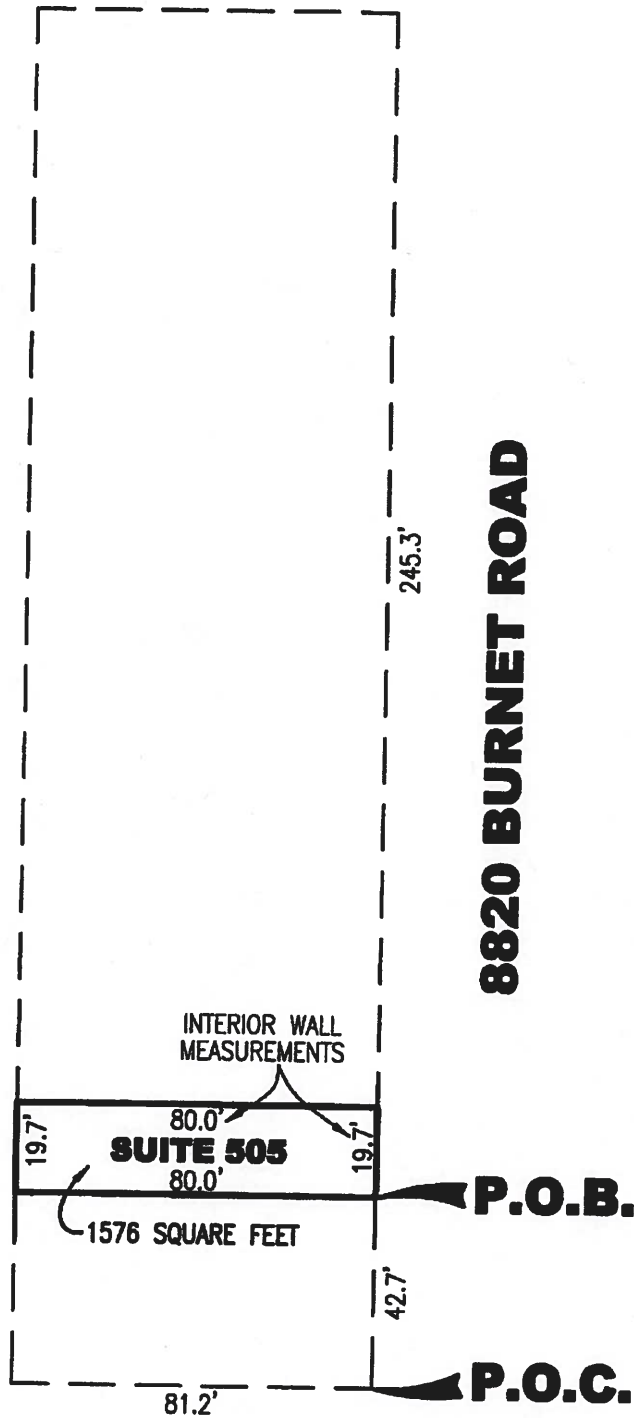
Exhibit A

**SKETCH TO ACCOMPANY FIELD NOTES
FOR RE-ZONING**

JOB #: B0904415_TA
DATE: 09/11/15
SCALE: 1" = 40'



P.O.C. PLACE OF COMMENCEMENT
P.O.B. PLACE OF BEGINNING



B & G SURVEYING, LLC

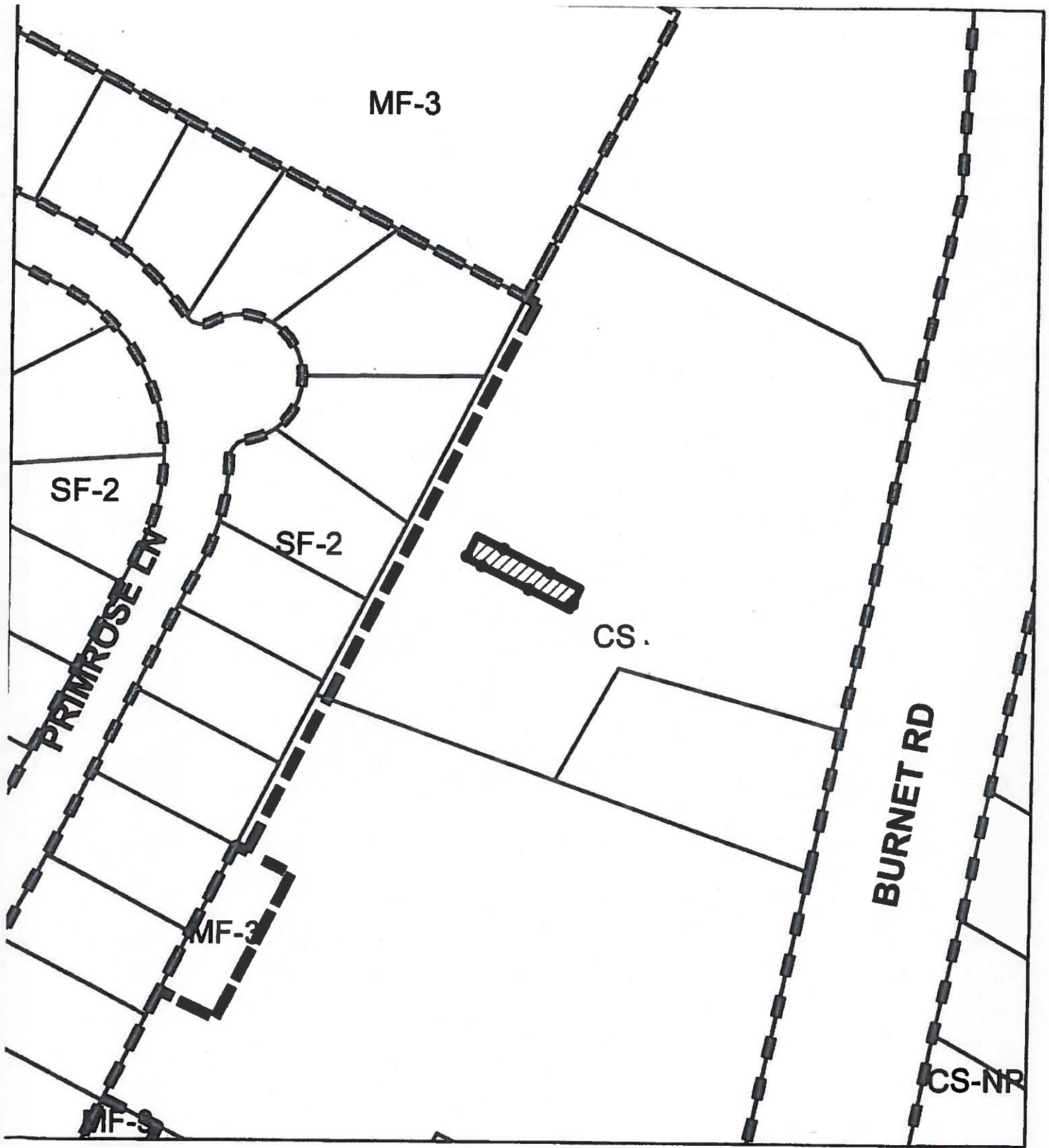
FIRM REGISTRATION NO. 100383-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756

Office 512*458-6969, Fax 512*458-9845





Victor M. Garza
VICTOR M. GARZA, R.P.L.S. 4740
DATE *9/11/15*



I, Victor M. Garza, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.



ZONING
ZONING CASE#: C14-2015-0132

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1"=100'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

